

BERCOW & RADELL
ZONING, LAND USE AND ENVIRONMENTAL LAW

Direct: 305.377.6230
E-Mail: mrade@brzoninglaw.com

VIA FAX & MAIL

June 11, 2003

Ms. Patricia Good, Manager
Governmental Affairs & Land Use Section
Miami-Dade County Public Schools
1450 NE 2 Avenue, Suite 525
Miami, FL 33132

RE: Goulds, LLC - Application No. 02-326 (CC 15)

Dear Ms. Good:

On behalf of Barry Goldmeier and Goulds, LLC, I want to thank you, Vivian Villaamil, and Michael Levine of the Miami-Dade Public Schools and Diane O'Quinn Williams of the Planning & Zoning Department for meeting with Barry Goldmeier and me this morning regarding the captioned matter. In compliance with the Interlocal Agreement amongst Miami-Dade County Public Schools and Miami-Dade County, this meeting has served as the "collaborative" effort required of the developer, Miami-Dade County and the School District.

This will further confirm that, subject to the approval of the School Board, Goulds, LLC and Miami-Dade Public Schools have reached an agreement that will address the impact of the captioned project on local schools. This involves a covenant that will provide that Goulds, LLC, as owner of the subject property, will pay a contribution to the Miami-Dade County Public Schools prior to the recording of a final plat for the subject property, provided that the property is not developed as a governmentally authorized affordable housing program. This additional payment will be \$9,600 (8 Senior High Students x \$1,200 per student).

Franklin
for 6/6
6/19 BCC

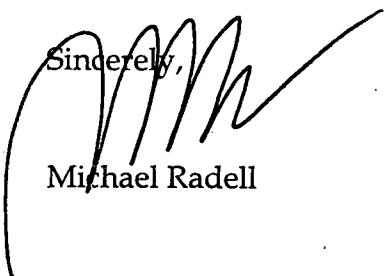
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MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Ms. Patricia Good, Manager
June 11, 2003
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I would like to thank you, Vivian and Mike for working to conclude this matter in a manner that is satisfactory to the Miami-Dade Public Schools, the County, as well as the developer. Please call me if you need any additional information.

Sincerely,



Michael Radell

cc: Barry Goldmeier
Diane Williams
Vivian Villaamil
Michael Levine

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VIA HAND DELIVERY

June 10, 2003

Mr. Dennis McDougale
Miami-Dade County Department of Planning and Zoning
111 N.W. 1st Street, 11th Floor
Miami, FL 33128

Re: Goulds, LLC - PH No 02-326

Dear Mr McDougale:

This law firm represents Goulds, LLC (the "Applicant"), with regard to the captioned application. This matter will be heard by the County Commission on June 19, 2003. By this letter, we hereby amend the application to include a revised site plan and covenant (copies enclosed) that proposes to create 45 residential lots on the property that is the subject of this application. This site plan concept has been favorably reviewed by your Department.

We look forward to your positive recommendation for this project.

Sincerely,


Michael Radell

Enclosures

cc: Barry Goldmeier

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

ADVANCED *Barry. S. Goldmeier, President*
HOUSING CORPORATION

1101 Brickell Avenue Suite 402B Miami, Florida 33131

Tel: (305)350-9898 Fax: (305)358-5381 Cell: (305)984-3773

November 4, 2002

Diane O'Quinn Williams, Director
Department of Planning and Zoning
111 N.W. 1st Street – Suite 110
Miami, Fl. 33128- 1972

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

RE: Letter of Intent
8 Acres owned by Goulds, LLC
S.W. 224th Street between 109th Ave & 150 feet east of 112th Ave
Goulds (Cutler Ridge Area), Florida

Folio Number 30-6018-000-0630 and 0631

Dear Diane:

I am applying to have the above captioned property zoned RU-1M(a) on behalf of the entity that I control which owns this property.

I am an affordable housing developer and wish change the zoning of the property from the present Agricultural zoning (AU). The property had not been farmed in many years and was subjected to several substantial lot clearing fines assessed against the previous owners. The property has become a financial burden to us by not generating any income. By zoning the property RU1M(a) we intend to initiate a constructive and profitable new future use.

On the other hand, if we are successful in zoning the property, we intend to develop the land as a 48 home affordable subdivision. This will also fulfill a public purpose and enable 48 large low and moderate-income families to obtain affordable housing in one of the 4 bedroom houses we plan to construct on the land.

We are not requesting any variances. We are requesting that the site plan we are submitting for the planned development of the land along with the plans of the 4-bedroom house, which we intend to build under a variety of facades, elevations and variations are also approved.

Please process the site plan for approval as well at the same time. We are willing to be bound by compliance with this site plan because both the state and county affordable government financing applications require an approved site plan as a threshold item. We do not wish to lose the extra time it would take to process a separate ASPR request at a later date.

We also believe that the site plan that we will be submitting will assist the staff in determining exactly how the land will be used and how it will interacted with adjoining properties.

We respectfully request that this application for zoning to RU1M(a) be approved in order to enable us to build and market to large low income families the 48 four bedroom houses we plan to build on this 8 acre tract of land.

Yours truly,



Barry Goldmeier